

**CITY OF KINGMAN  
PLANNING & ZONING COMMISSION  
Council Chambers  
310 North 4<sup>th</sup> Street**

**6:00 P.M.**

**REGULAR MEETING AGENDA**

**Tuesday, February 10, 2009**

**COMMISSION MEMBERS:** Dorian Trahan, Bill Lacy, Matt Ladendecker, Scott McCoy, Allen Mossberg, Mike Schoeff, Todd Tarson

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**APPROVAL OF MINUTES:**

1. The Regular Meeting minutes of January 13, 2009.

**REPORT OF PAST COUNCIL ACTION:**

1. **ABANDONMENT CASE AB08-001 (AKA AB09-001):** A request from Munawar Paracha, applicant and property owner, for approval of the extinguishment (abandonment) of a 10 foot wide easement. The subject easement is recorded in Book 1370, Pages 826-827 and Book 1348, Pages 963-965 of Official Records and is located south of Karen Avenue, north of Hualapai Mountain Road, east of Monroe Street and west of Adams Street. The easement is further described as located within Parcels B and C recorded in Book 21, Page 59 of Parcel Plats, a dependent survey and division of Block 18, Cecil Davis Addition, Unit No. 3, Section 20, T.21N., R.16W., of the G&SRM, Mohave County, AZ.
2. **CONDITIONAL USE PERMIT CASE CUP08-006 (AKA CUP09-001):** A request from Erin and Jane Collins, property owners, and Raymond Stadler, agent, for a conditional use permit to allow a parking lot on certain property zoned R-1-6: Residential Single Family, 6,000 square foot lot minimum. The subject property is 5,377 square feet and is located on Louise Avenue adjacent to the business located at 1115 N Stockton Hill Road. The property is further described as Kingman Metropolitan Addition No. 2, Block 1, Lots 5 and 6, Section 18, T.21 N., R.16 W., of the G&SRM, Mohave County, AZ.
3. **CONDITIONAL USE PERMIT CASE CUP08-007 (AKA CUP09-002):** A request from Richard and Diana Anderson, applicants and property owners, for a conditional use permit application to locate a wind turbine structure up to 53-feet in height, including the turbine blades, at 525 Loma Flojas Street. The proposed tower will be located 16-feet from the west property line, 132-feet from front property line, and 190.66-feet from the rear property line. The subject property is zoned R-1-40: Residential: Single-Family, 40,000 square foot lot minimum and small wind energy systems over 30-feet high in this zoning district require a conditional use permit. The subject property is further described as a Portion of the NE ¼, SW ¼, Section 1, T.21N., R.17W., of the G&SRM, Mohave County, AZ.
4. **REZONING CASE RZ08-014 (AKA RZ09-001):** A request from Fripps Mohave, applicant and property owner, for the rezoning of certain property from R-1-8: Residential Single Family, 8,000 square foot lot minimum with certain stipulations related to lot size and width to R-1-10: Residential, Single Family, 10,000 square foot lot minimum for the development of up to 12 single family residences. The subject property is 2.81 acres and is located along the south side of Southern Avenue east of N. Central Street. The subject property is further described as a portion of the NE ¼, NW ¼ of Section 20, T.21N., R.16W., of the G&SRM, Mohave County, AZ.
5. **REZONING CASE RZ08-015 (AKA RZ09-002):** A request from Kingman Associates 3, LLC, applicant and property owner, for the rezoning of certain property from R-1-10: Residential Single Family, 10,000 square foot lot minimum to C-2: HMR Overlay District for the development of offices and neighborhood shops. The subject property is 3.85 acres and is located at the southwest corner of the intersection of Mission Boulevard and Granite Bluffs Drive. The subject property is further described as Lots 1-6, and 21 of Block 1 and Lots 1-4 of Block 2, Granite Bluffs III, Tract 1996-A, Section 19. T.21N., R.16W., of the G&SRM, Mohave County,

**SPECIAL ASSISTANCE AND/OR ACCOMMODATIONS:**

**ANYONE REQUIRING SPECIAL ASSISTANCE AND/OR ACCOMMODATIONS AT THIS PUBLIC MEETING, SHOULD CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT (928) 753.8130 AT LEAST 24-HOURS IN ADVANCE, SO APPROPRIATE ARRANGEMENTS CAN BE MADE.**

6. **SUBDIVISION CASE SB08-014 (AKA SB09-001):** A request from Taney Engineering, project engineer, and Primecap Mortgage Fund, LLC, property owners, for approval of a preliminary plat for **The Fountains, Tract 6042**. This subdivision is proposing three lots which comprise 13.78 acres. The property is zoned C-3: Commercial, Service Business and is located along the south side of Gordon Drive east of Safeway and west of Walleck Ranch. The subject property is further described as a Portion of Government Lot 6, Section 6, T.21N., R.16W., of the G&SRM, Mohave County, AZ.
7. **ZONING ORDINANCE TEXT AMENDMENT CASE: ZO08-008 (AKA ZO09-001) :** A request from Joseph Roy, applicant, to amend Section 7.000 of the Kingman Zoning Ordinance to include a rectory or parsonage as an accessory use for churches and to allow such housing to include permanent structures as well as recreational vehicles.

**CALL TO THE PUBLIC:** Those wishing to address the Commission need not request permission in advance. Action taken as a result of public comment will be limited to directing staff to study the matter, or rescheduling the matter, for further consideration & decision at a later date, pursuant to A.R.S. 38-431 et al. Individual comments limited to three (3) minutes each.

**NEW BUSINESS:** (for review, comment and/or action)

1. **ZONING ORDINANCE TEXT AMENDMENT CASE ZO09-002:** A city-initiated request to amend Section 13.370 Conduct of Uses in the C-3: Commercial, Service Business zoning district of the Kingman Zoning Ordinance. Currently, all business, service, storage, and merchandise display shall be conducted wholly within an enclosed building, including porches, except for off-street automobile parking, off street loading, and the usual pumping operations of gasoline sales and permitted open sales or storage lots. It is proposed that auto repair businesses be permitted to have operations outside an enclosed building under one of the following alternative amendments: Alternative #1 will add auto repair businesses to the exceptions; Alternative #2 will require businesses to operate in an enclosed building or behind an opaque enclosure; and Alternative #3 will allow auto repair operations to take place outside of an enclosed building by conditional use permit.
2. **ZONING ORDINANCE TEXT AMENDMENT CASE ZO09-003:** A city-initiated request to amend Section 26.1300 Small Wind Energy Systems of the Kingman Zoning Ordinance. The proposed amendment will consider the following changes: (1) increasing the maximum permitted tower height from the maximum building height of the zoning district to 43-feet and towers over 43-feet but not more than 60-feet may be permitted by conditional use permit; (2) increasing the minimum side and rear yard setback requirement from 15-feet to 20-feet; and (3) add the requirement that inoperable small wind energy systems must be removed within 60-days of becoming inoperable.

**COMMISSIONERS COMMENTS:** Limited to announcements, availability/attendance at conferences and seminars, requests for agenda items for future meetings and requests for reports from staff.

## **ADJOURNMENT**

**Posted:**    **Date:** \_\_\_\_\_    **Time:** \_\_\_\_\_    **By:** \_\_\_\_\_